



A. QUICK PITCH

Here is your opportunity to establish a strong first impression. Any summary of your proposal should stand-alone—please avoid jargon and assume that the reader is not yet versed in the technical aspects of your strategy. Convince any reader that you're confident in your solution and persuade them to want to read more.

PROPOSAL TITLE (25 words)

Provide a single statement that describes your overall proposal.

*A*DU for the Homeless: 21st Century Accessory Dwelling Unit Prototype designed for the chronically homeless individuals and families, especially the aging and the physically disabled.*



EXECUTIVE SUMMARY (75 words)

Provide a concise summary of the most powerful aspects of your proposal. Keep your summary to one paragraph. We may use this content to describe the most promising solutions on our website.

A*DU is a highly innovative and scalable housing prototype proposal by Swift Lee Office to be implemented in partnership with Union Station Homeless Services as part of scattered-site housing programs. A*DU expands the concept of "Accessory Dwelling Unit" to exponential possibilities: Accessible, Adjustable, Automated, Autonomous, Assemble-able, Adaptable, Affordable, Aspirational and more. A*DU builds upon Pasadena's plans to incentivize building and renting ADUs for tenant-based rental assistance and can easily scale-up throughout the San Gabriel Valley.

B. CAPACITY

Help us capture a basic understanding of the structure, capacity, and leadership of your organization. If applying as a Team, please provide information specifically for the principal organization responsible for entering into a contractual agreement for the Housing Innovation Challenge.

OPERATING BUDGET

Provide your organization's total annual operating budget by selecting from the options below.

- ☐ <\$1M
- ☐ \$1M-\$5M
- ☐ \$5M-\$10M
- ☐ \$10M-\$25M
- ☐ >\$25m

YOUR TRACK RECORD (200 words)

Describe your organization's prior success, achievements, and/or specific experience indicating you are well-positioned to implement your proposed solution. Include endorsements and other examples of support that speak to your ability to deliver results. Emphasize credibility of your team members and any specific front-line experience, specifically as it relates to addressing homelessness in LA County.

Founded in 2000, SLO is a multi-disciplinary design laboratory combining an architectural design studio and a hands-on prototyping workshop. SLO has an extensive portfolio of innovative built projects, which demonstrate a proven track record of meeting challenging budgets and schedules.

SLO is working on several multi-family housing projects and ADA-barrier-removal projects for LAUSD. Recently, SLO completed a zero-net-energy charter school in northern California; designed and fabricated a large civic art installation at Woodcrest Library commissioned by the LACAC; and conducted master planning of several Pasadena Unified School campuses.

SLO has been the recipient of several AIA design awards, the Holcim Awards Silver 2011 North America for ZNE Prototype School for LAUSD, Oberdick Fellowship at the University of Michigan, and a grant from the Graham Foundation.

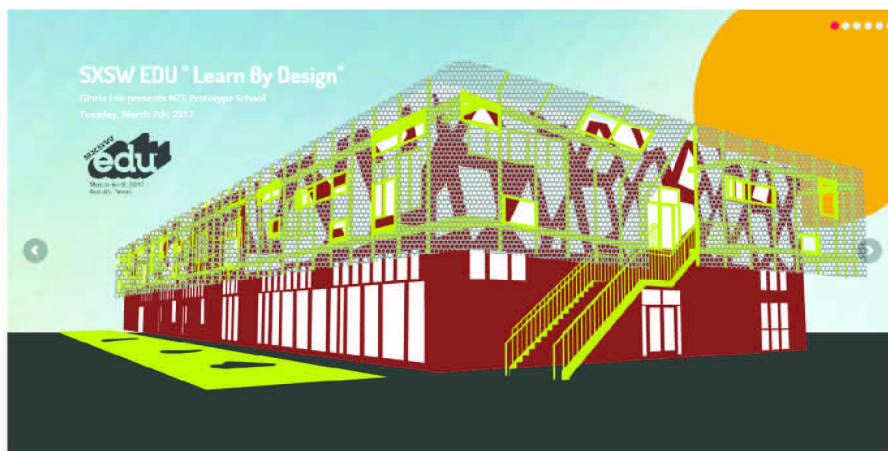
SLO's A+DU benefits from an existing partnership with Union Station Homeless Services (USHS), the largest and most comprehensive provider of homeless services in Pasadena and the greater San Gabriel Valley. As the lead agency for the region's Coordinated Entry System, USHS places hundreds of homeless individuals and families into permanent housing using rental subsidies every year, and provides intensive case management and supportive services to ensure 95% of these individuals retain housing for the year.

LEADERSHIP (200 words)

Describe your management structure with name/title for each team member and the key roles to oversee delivery of the proposal. Explain how team members share responsibilities and hold one another accountable.

SLO's passionate team of designers and makers dedicate themselves daily to resisting the ordinary and bringing a sense of wonder to the design and making of community space. Through a practice that combines architecture, art and making, SLO strives to create work that exhibits a lively interplay of material exploration, technological sophistication, environmental consciousness, social relevance, and DIY inventiveness. SLO team is led by Gloria Lee (Founding and Managing Principal) serving as the primary project leader working closely with Nathan Swift, AIA, CASp (Founding Principal), as the principal architect. Andrea Martinez, Ph. D., LEED AP, WELL AP will lead our design team as the project manager & building scientist together with a licensed architect, Nora Ames, AIA, LEED AP. USHS' team provides expertise of more than 45 years as the leading homeless services provider in Pasadena. It is managed by its Executive Team: Anne Miskey (CEO), Ryan Izell (LCSW- Chief Program Officer), Patricia Mowlavi (CFO), Dana Bean (Director of Development), Amanda Green (Director of Operations) and Adam Kaplan (Director of Human Resources). Ryan Izell will serve as the primary contact at USHS for this project and oversee all services provided to future residents of the proposed A+DU.

A+DU Swift Lee Office



A+DU Swift Lee Office



PARTNERSHIP (150 words)

List key partners integral to your project's success. **If participating as a Team of two or more organizations**, list partner organization(s) and specific roles in the direction, control, and/or supervision for implementation. Teams may include one or more nonprofit organizations, for-profit ventures, and/or government entities, and the principal organization must be authorized to represent all relevant partner(s), disclose information on behalf of any partner(s), and propose any operational or financial information that is binding to any partner(s).

SLO will serve as the project lead for the design, research & development, construction and post-occupancy design iterations of A+DU s. We will formalize our partnership with USHS to identify potential tenants through the Coordinated Entry System, link these individuals with available housing subsidies, provide case management and housing retention assistance, and serve as a liaison between tenant and landlord, all as part of USHS's current housing programs and services. USHS will also assist in engaging potential landlords (owners of eligible single-family properties) for this and future A+DU s that may be built in the region. Ryan Izell, USHS Chief Program Officer, will serve as the organization's primary point of contact and will oversee the provision of all services described above.

We will work closely with William Huang, the Pasadena Housing Director to build the A+DU prototype as an ADU demonstration project in the City of Pasadena and unincorporated Pasadena.

STAKEHOLDER ENGAGEMENT (100 words)

In order to be effective, your approach will need support from the impacted community including decision-makers, funders, local leaders, residents, media, and others. Exhibit an understanding of your stakeholders and your plans to engage and work with them.

The team has already shared our A+DU idea with some of the key stakeholders in affordable housing in Pasadena:

City of Pasadena's Housing & Career Development (Director William Huang), as A+DU aligns with their in-place programs and demonstration projects to incentivize ADUs.

Local organizations advocating affordable housing, including the Greater Pasadena Affordable Housing Group (Jill Shook), Affordable Housing Services (Michelle White), Community Walkability Coalition (Blair Miller).

Faith-based community groups (Throop Unitarian Universal, Friends in Deed) support the construction of ADUs on their lot, illustrated in a survey SLO conducted.

CONNECTION TO HOMELESSNESS (150 words)

This is your opportunity to share any context for your engagement in this movement. While we understand some applicants may not have specific experience in the homelessness sector, please share your rationale for committing talent and resources to support this proposal.

The design work at SLO is community based, responding to the current environmental, social, cultural, and ecological context. The portfolio of SLO include k-12 education, multi-family projects with affordable units, prototype design and fabrication, and single unit housing for displaced families.

SLO is in proximity to one of the USHS shelters and Central Park, which allows us to witness the challenges faced daily by the homeless. SLO has connected with USHS leadership for input and guidance during our initial planning and design

process, and we have served lunches to a woman's shelter in Pasadena. We are inspired by those we meet who experienced homelessness but thrive today. Community members want to be involved with the homeless by affecting their lives to provide a solution that extends beyond a single day.

SLO and USHS share the vision of the growing need for innovation within homeless services and affordable housing in Pasadena.

C. YOUR SOLUTION

Showcase your plan, tactics and other technical aspects to create one or more units of housing for a homeless family or individual in LA County. Please note: You may submit one application at either the \$500,000 or \$1 million level and you will have up to 24 months to implement and complete your proposed project.

UNIT TYPE

Please select one:

- ☐ Single, free-standing unit
- ☐ Multi-unit
- ☐ Combination of single, free-standing unit and multi-unit
- ☐ Other (please explain)

SITING STRATEGY

Please select one of the following ways you can demonstrate the feasibility of siting your unit(s):

- ☐ Site control / ownership
- ☐ One or more property owners have agreed to site the project on their property
- ☐ One or more property owners have been identified to potentially site the project on their property
- ☐ Could be sited as an accessory dwelling unit on private property
- ☐ Other innovative strategy. Please explain:

PURPOSE STATEMENT (200 words)

Set the stage and describe the specific need you aim to address. Include data to demonstrate this need, as well as information to describe your understanding of local conditions. While you may offer general context for the problem of homelessness, focus on any discrete issues your solution is specifically designed to overcome.

In Pasadena, there are approximately 50,000 illegal garage conversions posing serious fire life safety issues. Until 2017, there were only 741 legal ADUs in Pasadena, a very small fraction of qualifying residential properties. We believe building A+DUs can substantially increase the number of Scattered-Sites for Tenant-Based Rental Assistance programs (TBRA) in Pasadena and the San Gabriel Valley. TBRA programs offer an individual or a household the opportunity to choose the neighborhood including the school district; therefore, reducing the stigma and negative impact of living in a "housing" development. According to the 2018 count, 677 individuals and families are experiencing homelessness in Pasadena, a 26% increase from 2016. Many of them hold rental subsidy vouchers which go unused. It is estimated that senior citizens and those with physical disabilities account for 75% of the 1,300 of these rental subsidies. Unlike traditional homeless shelters and affordable housing projects which face severe community opposition, require complex financing and construction, expense, and take years to develop, A+DU is simple, quick, and cost-effective to develop. A+DU is not only affordable for the renters, but also for the landlord who can use in-place construction loans to build their ADUs and earn a passive income.

APPROACH (200 words)

Introduce and detail your approach and proposed solution. If applicable, be sure to describe your pathway to site control, demonstrate clear understanding of building code and land use regulations for your selected jurisdiction, and if the project does not conform to any codes or regulations applicable to permit approval, indicate what actions are needed in order to obtain a building permit and how the actions will fit within the overall 24-month completion requirement.

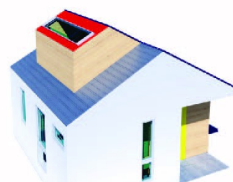
In 2017, a study showed there were only 740 legal ADUs in Pasadena, but with recent amendments made to the ADU Standards, the minimum parcel size for new ADU has now been reduced to 7,200 s.f. in single-family residential zones. It is estimated that more than 10,000 homeowners who would qualify to build an A+DU on their parcel. The City of Pasadena has now introduced a City-Landlord agreement whereby the residential impact fees for building ADUs is reduced to mere \$957.30 from \$19,500 if the unit is rented to those with rental-assistance subsidies for 7 years. In conjunction, the City is planning to roll-out a pilot financing program further encouraging and incentivizing landlords.

The stage is perfectly set for a new and innovative ADU solution in Pasadena. The solution should be innovative and scalable.

A+DU is a systems-based highly adaptable prototype, deliberately simple in form and geometry. The design eschews grand architectural statements and instead focuses on the structural, climatic, functional, contextual flexibility and performance. Annual utility expenses will be reduced dramatically by the building's zero-net-energy design and its compact size. The pre-manufactured components are significantly cheaper than a conventional site-built structure. Modular and repetitive component-based construction provides additional economy.

A+DU

is a highly innovative and scalable **Accessory Dwelling Unit**.



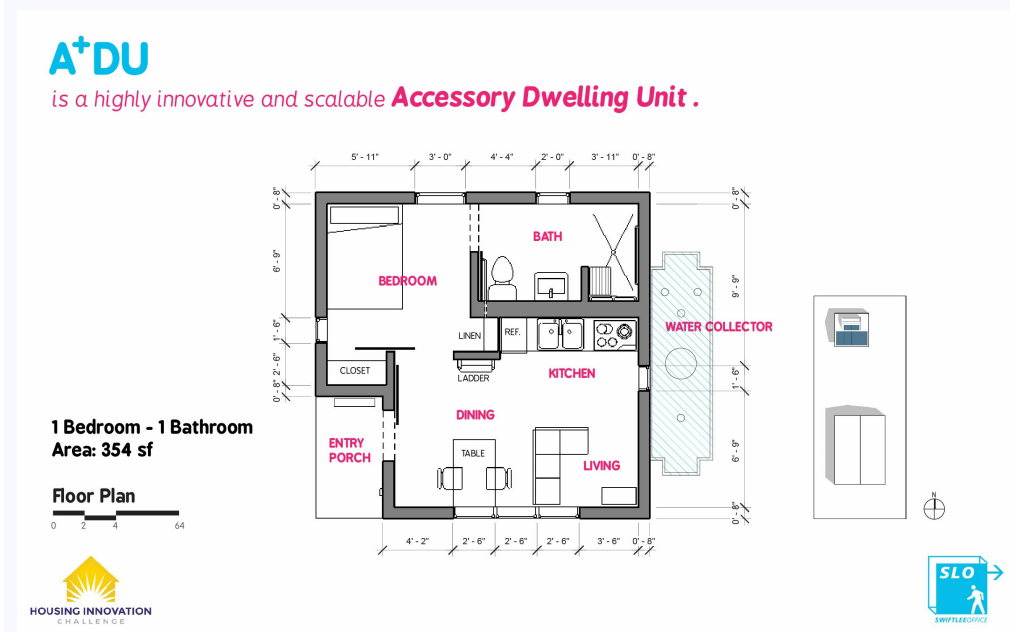


INNOVATION (200 words)

Share how your approach will more quickly and/or more cost effectively lead to more affordable housing, and how it differs from, improves upon, and/or bolsters existing methods/practices to build housing for those experiencing homelessness in LA County. Highlight any unique features of the housing you will develop, and any other information demonstrating creativity and innovation in your approach and projected solution.

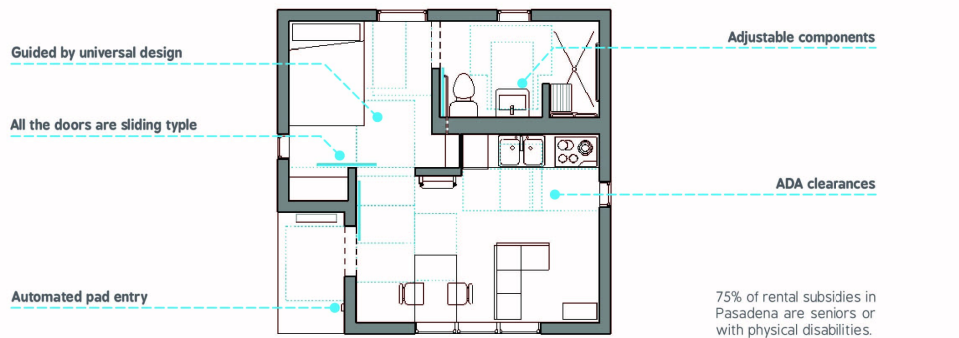
A+DU expands the concept of Accessory Dwelling Units (ADU) to exponential possibilities. It is a highly innovative and scalable homeless housing prototype for the chronically homeless individuals and families in Pasadena and the San Gabriel Valley.

A+DU is a compact 354-sq.ft., one-bedroom accessory dwelling unit.



A+DU is *Accessible*. Founded in Universal Design principles, designed to target the homeless population that is rapidly aging and with physical disabilities.

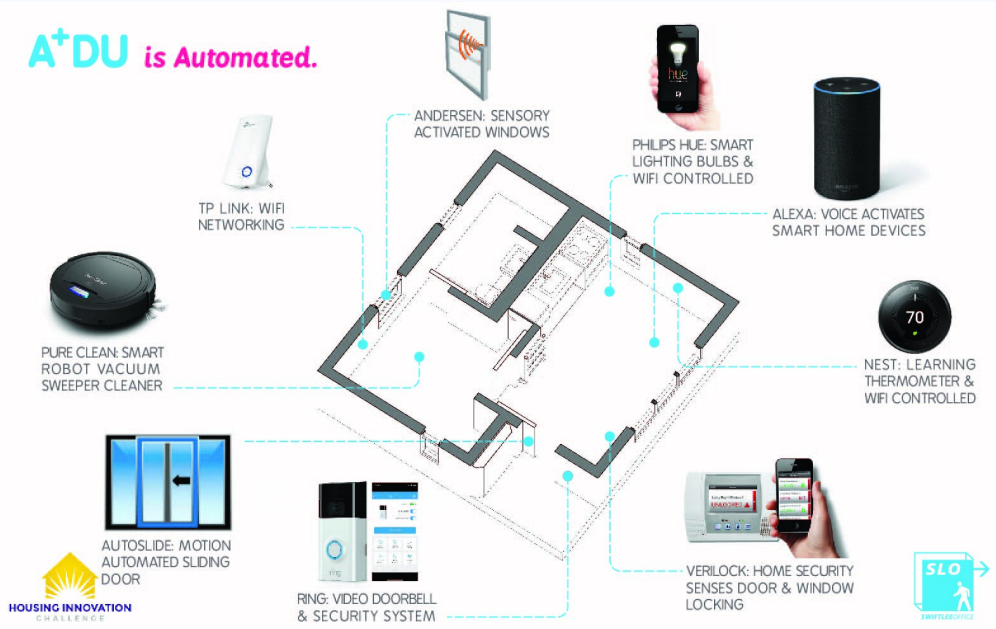
A+DU is Accessible.
Usable for people with various degrees of abilities.



A+DU features many *Adjustable* components to accommodate various degrees of abilities and disabilities.

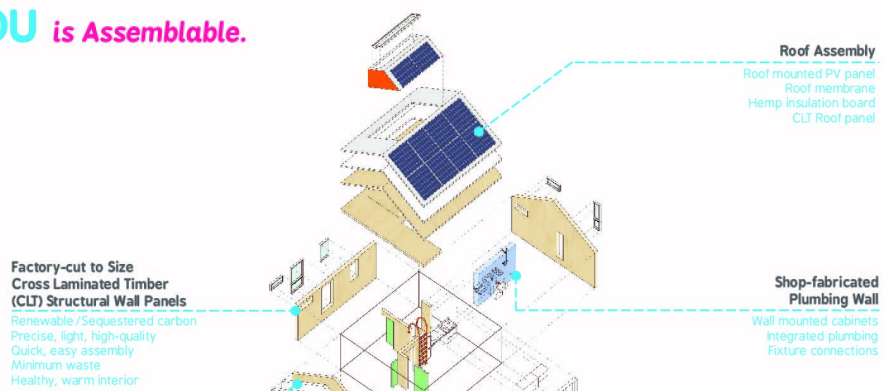
A+DU has many *Automated* Systems, which facilitate *Autonomous* living for the occupants to gain independence. Harvesting solar energy, passive and active systems, it achieves zero energy performance.

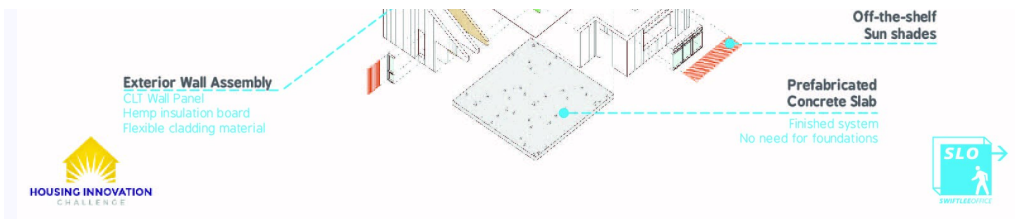
A+DU is Automated.



A+DU is designed for easy *Assembly* and *Disassembly*. It is a kit-pf-parts systems-based building with components pre-manufactured off-site and assemble quickly on site.

A+DU is Assemblable.





A+DU is *Adaptable* to different site contexts and occupant types and sizes.

A+DU is *Aspirational* allowing individuals and families to live independently within Pasadena neighborhoods and breaking the stigma of homeless and affordable housing.

A+DU is *Affordable* not only for the homeless individuals and families who qualify for rental assistance, but also for the homeowner who can earn passive income or even pay for the construction loan of the unit.

PROJECT PLAN (250 words)

Provide a detailed implementation plan and timeline (up to 24 months) leading to development of housing units. Describe the chronological sequence of key tasks, identify important milestones, highlight efficiencies, and specify deliverables essential to achieving measurable results.

The main stages for the implementation are:

Planning: Infrastructure in place (ADU ordinance, coordinated entry system)

Buy in financial, Community outreach (Leveraged services: USHS engagement with current partner landlords and other stakeholders as potential site owners, Education and awareness campaign in potential neighborhoods)- 3 months concurrent with design phases.

Design and Development:

- a. Schematic Design, Research & Development-3 months
- b. Design Development and prototyping/fabrication 3-months
- c. Construction Documentation - 3 months
- d. permit - 3 months

Construction - 6-8 months

Post occupancy and Management (getting people in the unit. Lease, case management) (Leveraged services: USHS will identify potential tenants, link tenants with rental subsidies, assist in lease-up, serve as liaison with landlord/property owners, provide ongoing case management and housing retention assistance, employment and career development as well as volunteer community mentors as long as funding is available.)

RISK ASSESSMENT (150 words)

Identify any specific operational or tactical hurdles, principal risks or challenges to the short- and long-term success of the project and your plans to address them.

The viability of building ADUs in Pasadena will depend on City regulations and a shift in perceptions of the homeless by City residents. The City can alleviate some of the challenges confronting landowners building an ADU. The City has already encouraged building ADUs by reducing impact fees, providing a loan assistance program and reducing the lot size requirement, but further fee reduction, faster approvals and relaxed requirements would continue to motivate ADU building. Affordable, quickly constructed units scattered throughout the City would provide an innovative solution to

reducing homelessness in Pasadena and across the region while helping to integrate formerly homeless individuals into the community. We recognize that many City residents have negative opinions associated with the homeless, and these misconceptions would be altered by positive impact of ADUs and community education by USHS. USHS would screen tenants, and ensure rent payment, and case managers would continue to provide services.

HOUSING FEATURES

Housing units developed as part of the Housing Innovation Challenge are required to have a Certificate of Occupancy or include specific features of habitability. Please indicate that your unit(s) will include the following features (select more than one).

- ☒ Obtained a Certificate of Occupancy
- ☒ Ability to be hooked up to water/plumbing
- ☒ Ability to be hooked up to electricity
- ☒ Private kitchen/kitchenette
- ☒ Private bathroom
- ☐ Communal kitchen/kitchenette (for multi-unit projects)
- ☐ Communal bathroom (for multi-unit projects)

D. YOUR IMPACT

Illustrate what success looks like. Be sure to emphasize how your project aligns with the four traits used to assess all applications (see [Trait Scoring Rubric](#)).

TARGET POPULATION

Please select one primary community/population experiencing homelessness who will be served by the proposal:

- ☐ Anyone experiencing homelessness
- ☐ Disabled (physical, developmental)
- ☐ Families with children and youth (under age 18)
- ☐ LGBTQ
- ☐ Mental Health Challenges
- ☐ Transition-aged Youth (age 18-25)

- Single Adults (age 26-54)
- Older adults (age 55 and older)
- Substance Use Disorder
- Veterans
- Women
- Other. Please explain:

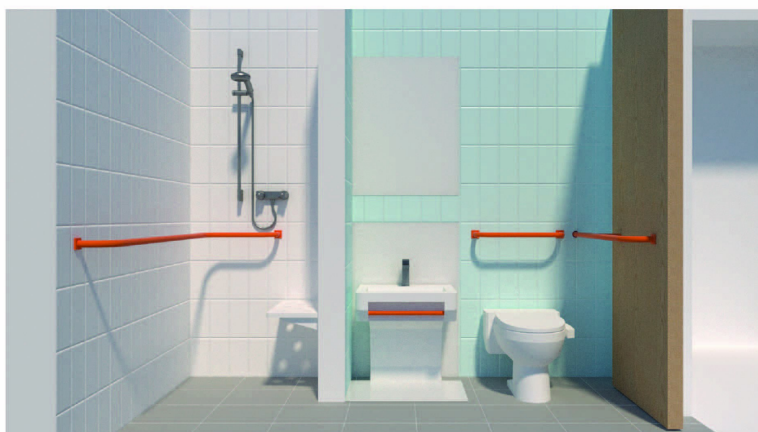
TARGET BENEFICIARIES (150 words)

Demonstrate an understanding of who you are serving. If you've chosen a priority population or demographic within the larger homelessness community, please describe them, their needs, and the aspects of your service solution that are responsive to these needs.

Primary beneficiaries will be homeless individuals living in Pasadena or the greater San Gabriel Valley. Recent results from the 2018 Pasadena Continuum of Care and Los Angeles Homeless Services Authority Point In Time Housing Counts demonstrate an increasing population of individuals who are chronically homeless, aging and suffering from chronic disabilities. Veterans, the elderly and others experiencing chronic health conditions are overly represented. Our project will focus on individuals and families who have been prioritized through the Coordinated Entry System, are eligible for Tenant-based Rental Assistance programs and who are participating in one of USHS permanent housing programs which provide housing navigation, intensive case management, and housing retention assistance.

Secondary beneficiaries are the working poor who may gain renewed feeling of independence and integration into the community through the scattered site approach, and the owner of the property can rely on a steady rent source, typically from a long-term occupant.

A⁺DU is Adjustable.



A+DU is Adjustable.



A+DU is Adjustable.



GEOGRAPHIC AREA SERVED

All projects, in their entirety, must be delivered and impact communities within the boundaries of LA County. Please select the service planning area(s) (SPA) where your project will be located (may select more than one).

- ☐ SPA 1: Antelope Valley
- ☐ SPA 2: San Fernando Valley
- ☒ SPA 3: San Gabriel Valley

- ☐ SPA 4: Metro LA
- ☐ SPA 5: West
- ☐ SPA 6: South
- ☐ SPA 7: East
- ☐ SPA 8: South Bay
- ☐ Other. Please explain:

PROJECTED IMPACT (250 words)

Define success, including measurable results and outcomes such as number of housing units, cost per unit, efficiencies/time savings, number of beneficiaries (i.e. individuals, households), specific impact on beneficiaries, and long-term effects. Explain how this project complements existing efforts, partnerships, and initiatives in LA County. Include other intended outcomes, such as neighbor perception or regard for your residents, or impact of onsite support, such as access to transit and clinics. Offer any relevant data to back up claims of effectiveness.

It is estimated that more than 10,000 A+DU may be built in Pasadena under current code parcel size requirements, so if A+DU are built on only 16% of potential parcels, a home may be provided to every homeless individual or family in Pasadena.

A+DU is based on Universal Design Principles, with features designed for maximum accessibility for seniors and people with physical disabilities. A+DU can adapt to families with children who will attend their neighborhood schools, helping to boost the decreased enrollment faced by the Pasadena Unified School District. ADUs help the families integrate into neighborhoods and reciprocally benefit homeowners with a source of passive income,

As a component-based solution for easy construction, A+DU is pre-manufactured off-site, delivered as a kit-of-parts, and assembled by the owner or contractor, creating local jobs in construction. A+DU is affordable. It is constructed with cross-laminated timber (CLT) panels, a cost effective modular system, especially when built in larger numbers. The cost of A+DU will be much less than current affordable housing model.

A+DU may also benefit from special financing programs such as city funding, in-lieu fees, subsidies or additional incentive programs by utilities companies. A+DU is a net-zero energy home, with free utility making it that much more affordable for the renters.

The City of Pasadena and Union Station Homeless Services have already identified the huge need and potential for ADUs and developing and building a model prototype will have long-lasting impact and benefits for many years to come.

A+DU is Adjustable.





A⁺DU is Adjustable.



A⁺DU is Adjustable.



Identify your projected goals and objectives, and the methodology you'll use to track results and measure overall impact. Include how precisely your methodologies will produce meaningful outcomes and how closely your metrics are linked to a realistic assessment of your performance.

SLO will design A+DUs guided by the Universal Design principles and may seek Global Universal Design Commission Certification and WELL Certification.

Upon completion, we would produce a CASp Report and follow the WELL Certification Standards as well as Zero Energy Certification by the International Living Future Institute.

USHS will integrate the impact metrics for this A+DU with those currently being tracked and reported in their existing permanent housing programs and through the existing Housing Management Information System (HMIS). Impact metrics will include:

- Number of successful housing placements (goal of 1 for proposed program)

- Length of time client maintains housing (goal of 95% housing retention rate for the year),

- Additional metrics related to client participation in leveraged services such as case management, career development and volunteer mentoring.

SCALABILITY (250 words)

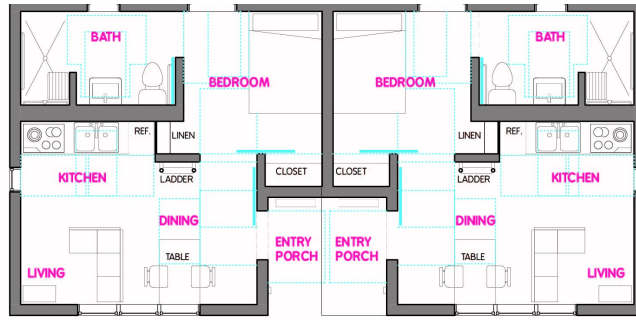
Share your vision and explain how your solution is prepared to expand after completion of the proposed project for the Housing Innovation Challenge. Describe plans to scale your solution as a model that can be applied or adapted to meet diverse needs of LA County's many communities. Include any internal or external information or data that helps indicate that your plan to scale will deliver concrete results. With Measure H and various new capital funding streams for affordable and/or homeless housing, LA County will address homelessness at an unprecedented scale. The Housing Innovation Challenge is seeking solutions designed to grow as more resources are deployed to expand available housing.

A+DU can easily be scaled-up in the city of Pasadena and the San Gabriel Valley, especially when the City of Pasadena is slated to launch a pilot financing program to help property owners build ADUs and rent to those receiving rental subsidies.

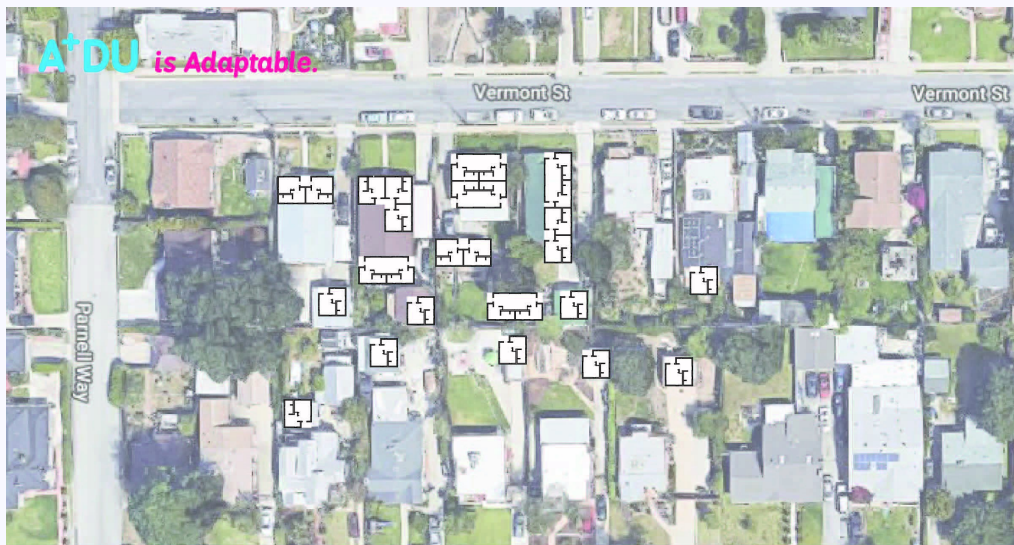
USHS has agreed to partner with SLO on this project and to assist in scaling this project across the San Gabriel Valley and beyond. We are aware that housing is the key to ending homelessness, but that a severe affordable housing shortage in the region has bottlenecked services and progress is slow. With this in mind, USHS and SLO will assist each other in applying for additional funding to build additional A+DUs across the region and to serve formerly homeless tenants in those units. Services for tenants in these units are easily replicated and scaled across the region, as hundreds of homeless individuals currently served by USHS are waiting to be placed in permanent housing, and housing subsidies now often expire before a placement can be made.

The proposed A+DU project, scaled across the region, demonstrates a true sustainable solution to the housing crisis we face. A+DU is designed using CLT, a perfect system for mass construction, which allows all components to be premanufactured with high precision and high-quality control. A quick and easy assembly, minimizes job site waste while contributing to local economic growth as it can be easily constructed by average to less skilled builders.

A+DU is Adaptable.



Duplex Floor Plan



Scaled-Up and Built Throughout the San Gabriel Valley

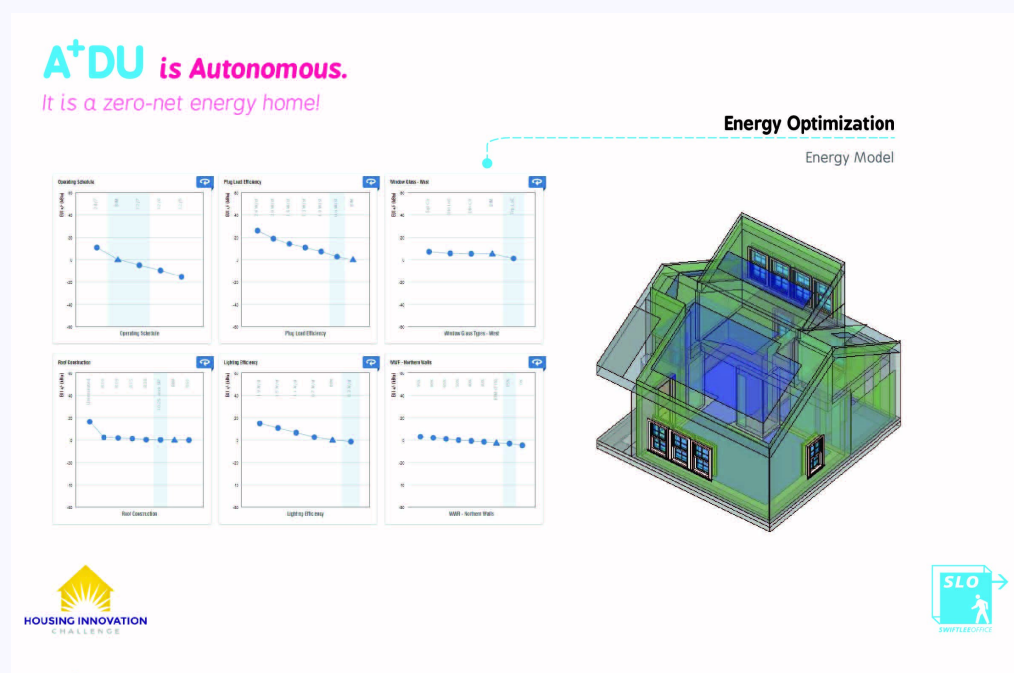
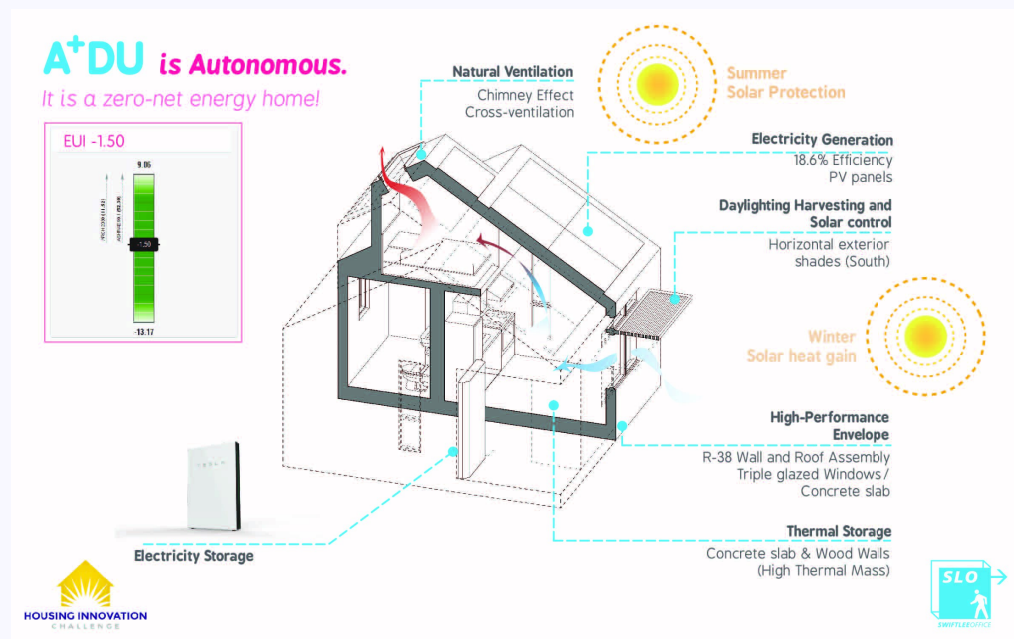


OTHER CONSIDERATIONS (100 words)

This is your final opportunity to raise any other considerations. Here, you may emphasize or expand upon a previous point or provide new information, as necessary.

According to the California Long-term Energy Efficiency Strategic Plan, 100% of all new homes will be zero net energy beginning in 2020. It has been 100 years since the first wave of residential lots were developed in the 1920's. It is imperative we build ADUs to the standards of 2020 and beyond, and include automation features.

SLO has conducted a test survey which yielded positive results. Survey is an effective tool to identify potential landlords in a wide network of volunteers and stakeholders.



A+DU is Adaptable.

Customizable according to users and architectural context.



Wood shingles



Stucco Finishing



Painted metal cladding



E. BUDGET

Please provide a detailed budget at either the \$500,000 or \$1 million funding request level. Use language that is consistent across your application, so that any cost categories or line-item descriptions are referenced elsewhere. Your application should read as one unified narrative, and the budget must explain and/or clarify the efficiency with which you intend to use resources.

FUNDING REQUEST

Select one of two award sizes.

☒ \$500,000.00 (US DOLLARS)

☐ \$1,000,000.00 (US DOLLARS)

BUDGET FORM

Using the following table, please list and describe all line item and administrative costs to implement your proposal within your specified duration (up to 24 months). **This budget should not exceed your selected award amount – you will have opportunity in *Budget Narrative* to identify and describe any additional costs and funding sources secured by the time of the award.** It is incumbent upon each applicant to deliver a clear and compelling budget, identifying cost categories that are described in your previous project plan. While administrative expenditures are eligible, please note: we do not accept general line item descriptions, like “Overhead” – you must specifically describe what costs are incurred as part of each line item.

LINE ITEM DESCRIPTIONS	AMOUNT (US DOLLARS)
Homeless Services Tenant-Based Rental Assistance Program Coordination & Tenant Selection Processing	\$5,000

LINE ITEM DESCRIPTIONS	AMOUNT (US DOLLARS)
Community Engagement & Education	\$15,000
Baseline Construction Budget	\$175,000
A+DU Research & Design Development: ZNE, Automation, Kit-of-Parts, etc.	\$50,000
Prototyping, Fabrication & Construction of A+ Components	\$100,000
PV Panel/Shingle & Tesla Home Battery Installation	\$30,000
Land Survey & Geotechnical Report	\$3,000
Civil Engineering	\$1,500
Building Engineering: Mainly Structural & some MEP & ZNE Consultation	\$4,500
Architectural Construction Documents & Permitting	\$10,000
Residential Impact Fee	\$957.3
Plancheck Fee	\$761
C&D Deposit & Review	\$808
Building Permit	\$384
Construction Tax	\$394
Sidewalk Damage	\$647
Other Fees	\$308
Construction Management & Administration	\$20,000
Post Construction Assessment & Certification Fees	\$20,000
Scale-up Effort: Research & Development (San Gabriel Valley)	\$10,000
Contingency 10%	\$50,000
TOTAL (not to exceed selected request size: \$500,000 or \$1 million):	\$498259.30

NOTES:

UNIT COST OF DEVELOPMENT or REHABILITATION

Please enter the calculated unit cost of development or rehabilitation (in US dollars).

N/A: Building only one unit.

BUDGET NARRATIVE (250 words)

Offer a narrative description of your budget. If applicable, provide information on the amount and type of costs required above the selected funding request amount in order to complete your project within the 24-month timeline, as well as the secured and/or potential resources to allocate towards these expenses (including name of funder, status of request, amount, and type – cash or in-kind). Explain your contingency plan should you not secure these additional resources. If additional resources have already been secured, please reference those sources of funding. Please also include the potential to leverage additional resources to scale your project once it has been completed as part of the Housing Innovation Challenge (including

name of funding prospect, amount, and type – cash or in-kind).

N/A as we are not applying for any additional funding sources.

While modular building, zero-net energy, and control systems are being developed in record speed and quality making them economically feasible by day, final selection of the most feasible and appropriate manufacturers and products will involve substantial research time.

Homeless Services Tenant-Based Rental Assistance Program Coordination & Tenant Selection Processing as well as Community Engagement & Education also require specialists' and managers' time.

By focusing the design of the A+DU on systems and performance, the discussion of building cost is shifted away from the short term cost of construction to life cycle cost which is a much truer measure of value.

The A+DU demonstrates thoughtful and intelligent use of the resources deployed in its construction due to its energy efficient operation, use of economical means of production and fabrication, and its adaptability and scalability. Moreover the implementation of a prototypical solution over multiple sites, vs. multiple solutions over multiple sites, is inherently more resource efficient.

There is substantial time and cost associated with Post Construction Assessment & Certifications.

E. YOUR VIDEO PITCH

Make a personal connection by offering an overview of your proposal in a 90-second video. **It is not our intention to solicit highly produced or expensive video content.** In our experience, the most effective videos are the most authentic. Capture your commitment with a clear, compelling explanation that anyone can understand and appreciate. Please don't hesitate to [send us an email](#) for guidance on your video pitch.

Your Video Pitch must follow these guidelines:

- Do not exceed 90 seconds (exceeding 90 seconds may disqualify you from this Challenge).
- One or two person(s) should present himself and/or herself during the video (make it sincere).
- Focus on delivering a personal connection; it is not necessary to produce a sophisticated video.
- Your video must be in English.

Here are some logistical and technical suggestions:

- Laptop cameras and smart phones are easy-to-use tools for recording your video.
- If possible, reduce your file size - video uploading is easier at lower resolutions.
- If you are having difficulty uploading your video file, try logging out of the application and logging back in using another Internet browser (Google's Chrome browser is preferred).

Here are general suggestions for delivering a high-quality video pitch:

- Introduce yourself and your organization or team.
- What is the specific problem you are solving?
- What is the solution you're offering, and how does it align with the four traits that our judges must consider when assessing your proposal?

- Focus on describing the projected impact on your target beneficiaries. Illustrate the long-term and/or scalable benefits of investing in your solution.

Hone your content:

- Keep your description and language simple.
- Demonstrate passion through your words and enthusiasm.
- Thoroughly prepare. Practice numerous times and solicit feedback from colleagues, family, and friends before submitting.

You will record your video and upload to YouTube; then, you will enter your YouTube Video ID.



G. ADDITIONAL INFORMATION

The County of Los Angeles has designated the Community Development Commission of the County of Los Angeles (Commission) to administer the Housing Innovation Challenge under a forgivable loan structure. The Commission will execute agreements which will outline the terms of the loan provided to the Winner, and will also monitor the project. Please review our [Rules](#) and [Terms & Conditions](#) for more details.

If you are chosen as a Winner from the County of Los Angeles, you will be required to provide additional information in order to enter into a contractual agreement for the Housing Innovation Challenge. The following list is only intended to illustrate some of the basic requirements, and the County of Los Angeles reserves the right to require other information, as necessary.

Articles of Incorporation, Charter, or similar documentation

Tax determination letter, if applicable

A more detailed work plan, timeline, specific site location details, pro forma, audited financial statements, and/or an evaluation plan.

Evidence of site control, except for housing that could be sited as an ADU or unless the County otherwise agrees to execute the contract without evidence of site control.

Evidence of additional funding and resources secured to implement and complete the Housing Innovation Challenge project.

Existing policies, if any, addressing conflicts of interest, whistleblower, internal controls, anti-money laundering, intellectual property, code of conduct, ethics, gifts, and any similar policies governing the principal organization and partners.

If you are not a public charity, a statement that Housing Innovation Challenge funds will be spent only for the purpose of this challenge, and that the award will not be used for lobbying purposes.

If you are a public charity under the Internal Revenue Code, a statement sharing a lobbying budget in which you specify the amount of lobbying expenses and non-lobbying expenses.

If you are a Team, a formal agreement (MOU, contract) authorizing the principal organization to represent the partner organizations and enter into a contract on their behalf.

The County of Los Angeles reserves the right to perform background checks on key individuals associated with the proposal, and the refusal by key individuals to provide necessary authorizations will be a reason to reject any application for further consideration. Background information and the results of any background checks will be kept confidential.